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October 5, 2022

Hon. Sean H. Lane
United States Bankruptcy Court
Southern District of NY
300 Quarropas Street
White Plains, NY 10601

Re: Meso Delray, LLC (“Debtor”) case no.:22388 (SHL)

Dear Judge Lane:

This letter is being filed as the closing statement required by the sale order entered in this case at ECF Dkt. No.: 77 (the “Sale Order”), for the sale of Debtor’s restaurant located at 900 E. Atlantic Avenue, Delray, FL 33483 (the “Restaurant”):

Sale Price:	\$ 2,350,000.00
Security Deposit Reimbursement:	\$ 100,000.00
Reimbursement for ½ September Rent	\$ 28,628.00
Prepaid Flood Insurance	\$ 7,176.00
Credit to Purchaser for insurance payment	\$ (3,337.00)
Amount held in Escrow as deposit	\$ (235,000.00)
Amount owed for balance of purchase price	\$ 2,247,467.00
Wire to Debtor from Wasserman, Esq. IOLA account-9/16/2022	\$ 749,535.00
Wire to Landlord as part of cure amount-9/15/2022	\$ 371,328.67
Wire to FVP from Wasserman-9/16/2022	\$ 344,136.33
Wire to FVP from Purchaser-9/19/2022	\$ 300,000.00
Wire to FVP-9/20/2022	\$ 482,467.31
	\$ 2,247,467.31
Net Amount in IOLA account of Debtor's counsel at closing	\$ 984,535.00
Prakas brokerage fee	(\$141,000)
IFPS (insurance in accordance with so ordered stip	\$ (7,638.94)
Additional amount needed for Landlord Cure	\$ (21,695.13)
	\$ 814,200.93
Escrow for Landlord	(\$171,000)
Balance in IOLA account after direct closing costs	\$ 643,200.93

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The secured creditor was paid a total of \$1,126,603.60 and the Landlord was paid \$393,023.80 as the total cure amount.

Very truly yours,
/s/ H. Bruce Bronson
H. Bruce Bronson

cc: U.S. Trustee